

Closed Session (Small Property Adjacent to Landfill) —May 3, 2010

At 5:27 p.m., the Board convened closed session on a matter relating to the acquisition of real property pursuant to N.C.G.S. 143-318.11(a)(5). Commissioners Holmes, Frye, Kemp, Haywood and Lanier were present. Also present were County Manager Richard Wells; Will Massie, Finance Officer; Darren Allen, County Attorney; Aimee Scotton, Associate County Attorney; David Townsend, III, Public Works Director and Cheryl Ivey, Clerk to the Board.

County Manager Richard Wells reminded the Board that Charles Small had sent a letter to the Board in January regarding his offer to sell to the County 69.64 acres of property adjoining the landfill for a total purchase price of \$766,000, or \$11,000/acre. Mr. Wells said that the land would be beneficial to the County for buffer purposes, but Mr. Small's asking price is unreasonable. The tax value of the land is only \$177,000. Mr. Wells said that in April, he had our Tax Department appraisers prepare a new appraisal using three comparables in close proximity to the landfill. The appraiser estimated the property value at between \$3,200 - \$3,800 per acre or \$222,720 - \$264,480 for the entire 69.64-acre tract. Mr. Wells suggested that the Board authorize Commissioner Kemp to negotiate with Mr. Small with a more reasonable price range of \$222,000 - \$264,000.

By consensus, the Board authorized Commissioner Kemp to approach Mr. Small with a counter offer in the price range of \$222,000 - \$264,000.

*On motion of Frye, seconded by Haywood, the Board voted unanimously to end closed session at 5:48 p.m.*

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J. Harold Holmes, Chairman

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Darrell L. Frye

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Phil Kemp

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Stan Haywood

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Arnold Lanier

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Cheryl A. Ivey, Clerk to the Board